

**Luxcom Pty Ltd**  
**197 – 201 Adelaide Tce, East Perth Western Australia, 6004**



[REDACTED]  
Phone: [REDACTED]

Date: 24 October 2025

Statutory Planning and Development Services  
Town of Victoria Park  
[REDACTED]

### **Cover Letter**

#### **Re: Development Application – Request for Variation**

**Site: 27 Maple Street, Lathlain WA 6100**

Dear Sir/Madam,

On behalf of the applicant, Luxcom Pty Ltd is pleased to submit this Development Application for the construction of two new single-storey dwellings at the above address. This submission is prepared in accordance with the Residential Design Codes Volume 1 (State Planning Policy 7.3) and the Town of Victoria Park Local Planning Scheme No. 2.

#### **Proposal Summary**

- Proposal: Construction of two single-storey dwellings, each on its own proposed lot.
- Site Area: 1 012 m<sup>2</sup> (2 × 506 m<sup>2</sup> proposed lots)
- Density Code: R20 (consistent with surrounding residential context)
- Open Space Provided: 514.34 m<sup>2</sup> (50.82 %) – Complies (≥ 50 % required)
- Outdoor Living Areas: Approx. 61 m<sup>2</sup> – Complies (≥ 30 m<sup>2</sup> required)
- Building Height: 6.46m wall height – Complies with R-Codes limit (7 m max).
- Variation Proposed: Garage boundary walls on both side boundaries of each dwelling.

## **Assessment Against the Design Principles of the R-Codes**

### **1. Lot Boundary Setback (Clause 5.1.3)**

The proposal seeks a variation to allow each dwelling's double garage to be built on both side boundaries (nil setbacks east and west). Each wall has a height below 3.5 m and a total length less than two-thirds of the lot depth, therefore remaining within the scope of acceptable design under Clause 5.1.3.

Under Design Principle P3.2, buildings built up to boundaries should make more effective use of space, enhance privacy and security, and ensure adequate sunlight and ventilation to adjoining properties.

The proposed dual boundary garages:

- Reflect the prevailing pattern along Maple Street, where adjacent lots contain garage walls on boundaries.
- Maintain adequate access to light and air for neighbours given their single-storey height and separation to habitable rooms.
- Do not create adverse overshadowing or bulk impact, as demonstrated in the elevations (A-301)
- Improve functional site planning and rear open space by consolidating garage placement at the lot edges.

The variation is therefore consistent with the intent of the R-Codes and satisfies Design Principle P3.2.

### **2. Open Space (Clause 5.1.4)**

The proposal achieves a total open space of approximately 50.8% (514.34m<sup>2</sup>), exceeding the minimum requirement of 50% (506m<sup>2</sup>). This ensures ample landscaping, permeable areas, and visual relief to the streetscape.

### **3. Outdoor Living Area (Clause 5.3.1)**

Each dwelling provides an outdoor living area of approximately 30m<sup>2</sup>, directly accessible from the living and dining areas and oriented for good solar access, fully complying with the R-Codes.

#### **4. Building Height and Streetscape (Clauses 5.1.6 & 5.2.2)**

The dwellings are single-storey with wall heights  $\leq 6.46\text{m}$  and roof ridge below 7 m. Façades use a modern palette of render and natural stone finishes in neutral tones (Dulux 'Vivid White', 'Monument') consistent with the established residential character of Lathlain.

#### **Conclusion**

The proposal has been carefully designed to meet the intent of the Residential Design Codes and the Town of Victoria Park Local Planning Scheme. It provides two compliant single-storey dwellings that enhance the local streetscape while seeking only one minor variation for garage boundary walls on both sides. The variation is considered minor, fully justified under Design Principle P3.2, and will not adversely affect adjoining properties or the streetscape.

We trust the information provided supports the Town's assessment and look forward to a favourable determination. Please contact us should any further clarification be required.

Prepared by:

